

A CONFIRMING RESOLUTION designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known as 7620 DiSalle Boulevard, Fort Wayne, Indiana 46825 (SensorTec, Inc.)

WHEREAS, Common Council has previously designated and declared by Declaratory Resolution the following described property as an "Economic Revitalization Area" under Section 153.02 of the Municipal Code of the City of Fort Wayne, Indiana, of 1993, as amended and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein; and

WHEREAS, said project will create 14 full-time and three part-time, permanent jobs for a total additional annual payroll of \$373,800, with the average new annual job salary being \$21,988 and retain 19 full-time and one part-time, permanent jobs for a current annual payroll of \$595,620, with the average current annual job salary being \$29,781; and

WHEREAS, the total estimated project cost is \$747,000; and

WHEREAS, a recommendation has been received from the Committee on Finance concerning said Resolution; and

WHEREAS, notice of the adoption and substance of said Resolution has been published in accordance with I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 and a public hearing has been conducted on said Resolution; and

WHEREAS, if said Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, The Fort Wayne Redevelopment Commission has adopted a Resolution approving the designation.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, the Resolution previously designating the above described property as an "Economic Revitalization Area" is confirmed in all respects.

SECTION 2. That, the hereinabove described property is hereby declared an "Economic Revitalization Area" pursuant to I.C. 6-1.1-12.1, said designation to begin on the effective date of this Resolution and shall terminate on December 31, 2005.

SECTION 3. That, said designation of the hereinabove described property as an "Economic Revitalization Area" shall apply to a deduction of the assessed value of real estate and personal property for new manufacturing equipment.

SECTION 4. That, the estimate of the number of individuals that will be employed or whose employment will be retained and the estimate of the annual salaries of those individuals and the estimate of redevelopment or rehabilitation and estimate of the value of the new manufacturing equipment, all contained in Petitioner's Statement of Benefits are reasonable and are benefits that can be reasonably expected to result from the proposed described installation of the new manufacturing equipment.

SECTION 5. The current year approximate tax rates for taxing units within the City would be:

- 1 (a) If the proposed development does not occur, the approximate current year tax rates for this
2 site would be \$9.0773/\$100.
3 (b) If the proposed development does occur and no deduction is granted, the approximate current
4 year tax rate for the site would be \$9.0773/\$100 (the change would be negligible).
5 (c) If the proposed development occurs, and a deduction percentage of fifty percent (50%) is
6 assumed, the approximate current year tax rate for the site would be \$9.0773/\$100 (the
7 change would be negligible).
8 (d) If the proposed new manufacturing equipment is not installed, the approximate current year
9 tax rates for this site would be \$9.0773/\$100.
10 (e) If the proposed new manufacturing equipment is installed and no deduction is granted, the
11 approximate current year tax rate for the site would be \$9.0773/\$100 (the change would be
12 negligible).
13 (f) If the proposed new manufacturing equipment is installed and a deduction percentage of
14 eighty percent (80%) is assumed, the approximate current year tax rate for the site would be
15 \$9.0773/\$100 (the change would be negligible).

16 **SECTION 6.** That, pursuant to I.C. 6-1.1-12.1, it is hereby determined that the deduction from
17 the assessed value of the real property shall be for a period of ten years, and that the deduction from the
18 assessed value of the new manufacturing equipment shall be for a period of five years.

19 **SECTION 7.** That, the benefits described in the Petitioner's Statement of Benefits can be
20 reasonably expected to result from the project and are sufficient to justify the applicable deductions.

21 **SECTION 8.** For new manufacturing equipment, a deduction application must contain a
22 performance report showing the extent to which there has been compliance with the Statement of Benefits
23 form approved by the Fort Wayne Common Council at the time of filing. This report must be submitted to
24 the Allen County Auditor's Office, and the City of Fort Wayne's Department of Economic Development and
25 must be included with the deduction application. For subsequent years, the performance report must be
26 updated and submitted along with the deduction application at the time of filing.

27 **SECTION 9.** For real property, a deduction application must contain a performance report
28 showing the extent to which there has been compliance with the Statement of Benefits form approved by
29 the Fort Wayne Common Council at the time of filing. This report must be submitted to the Allen County
30 Auditor's Office and the City of Fort Wayne's Department of Economic Development and must be included
in the deduction application. For subsequent years, the performance report must be updated within sixty
days after the end of each year in which the deduction is applicable.

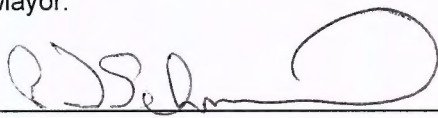
SECTION 10. The performance report must contain the following information:

- A. The cost and description of real property improvements and/or new manufacturing equipment
acquired.
B. The number of employees hired through the end of the preceding calendar year as a result of
the deduction.
C. The total salaries of the employees hired through the end of the preceding calendar year as a
result of the deduction.
D. The total number of employees employed at the facility receiving the deduction.
E. The total assessed value of the real and/or personal property deductions.
F. The tax savings resulting from the real and/or personal property being abated.

SECTION 11. That, the taxpayer is non-delinquent on any and all property tax due to
jurisdictions within Allen County, Indiana.

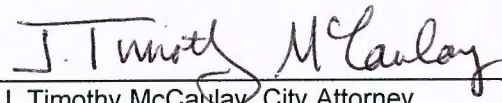
1 **SECTION 12.** That, pursuant to I.C. 6-1.1-12.1-12 et al, any property owner that has received a
2 deduction under section 3 or 4.5 of this chapter may be required to repay the deduction amount as
3 determined by the county auditor in accordance with section 12 of said chapter if the property owner
4 ceases operations at the facility for which the deduction was granted and if the Common Council finds that
5 the property owner obtained the deduction by intentionally providing false information concerning the
6 property owner's plans to continue operation at the facility.

7 **SECTION 13.** That, this Resolution shall be in full force and effect from and after its passage
8 and any and all necessary approval by the Mayor.

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Member of Council

APPROVED AS TO FORM A LEGALITY

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J. Timothy McCauley, City Attorney

CERTIFICATE OF SURVEY

OFFICE OF:

DONOVAN ENGINEERING

JOHN R. DONOVAN P.E. No. 9173 P.L.S. No. 9921 INDIANA
 FRANCIS X. MUELLER P.L.S. No. 50193 INDIANA
 GREGORY L. ROBERTS P.L.S. No. 80548 INDIANA
 FORT WAYNE, INDIANA

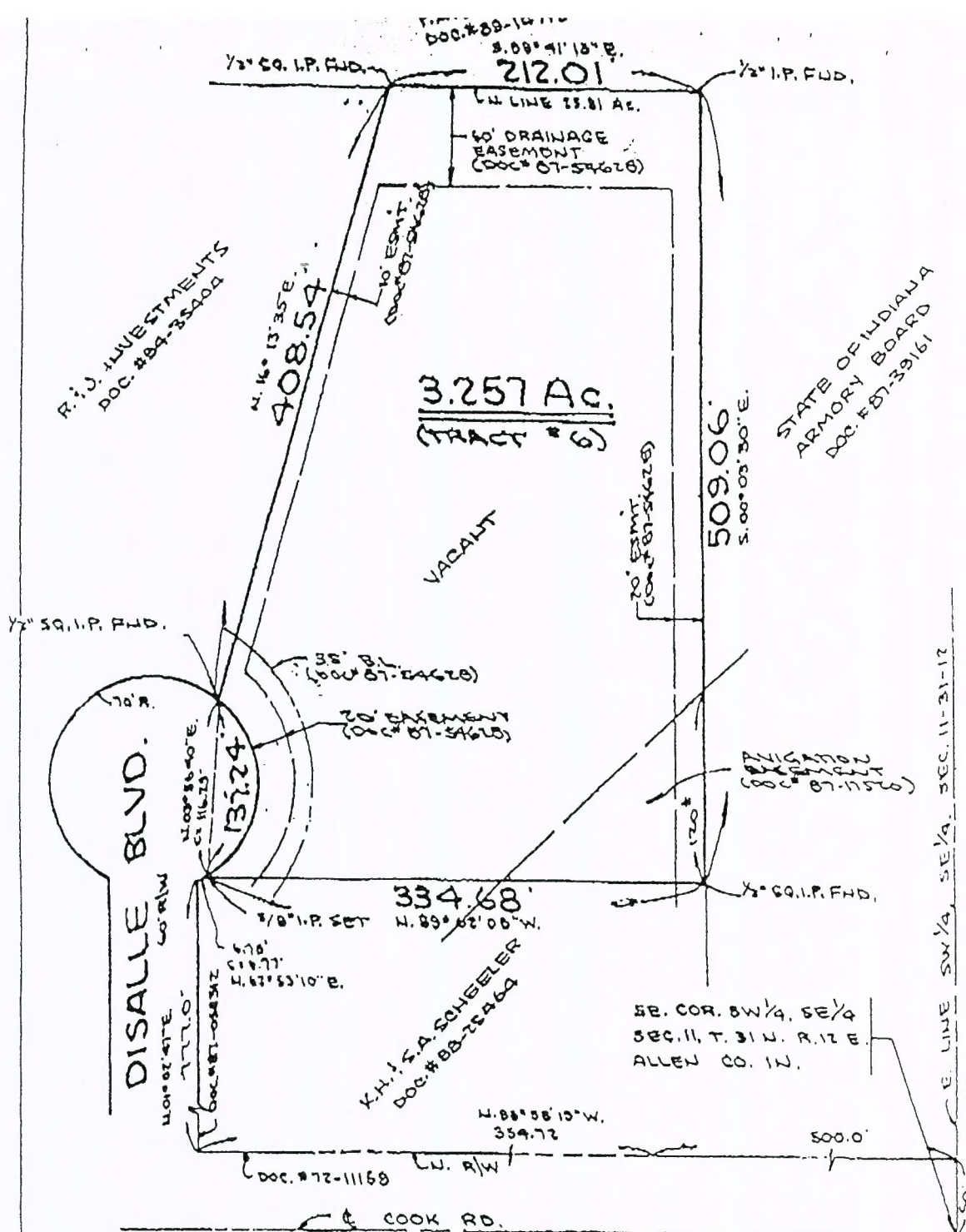
The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Part of a 23.81 acre tract in the Southwest Quarter of the Southeast Quarter of Section 11, Township 31 North, Range 12 East, Washington Township, Allen County, Indiana, more particularly described as follows:

Commencing on the North 50 foot right-of-way line of Cook Road, as recorded in Document No. 72-11159 in the Office of the Recorder of Allen County, at a point situated 500.00 feet West of the East line of the Southwest Quarter of the Southeast Quarter of said Section 11; thence North 88 degrees 58 minutes 19 seconds West, a distance of 354.72 feet along said North 50 foot right-of-way line of Cook Road, parallel with and 50 foot distant from the South line of said Southeast Quarter; thence North 01 degree 02 minutes 47 seconds East, a distance of 777.0 feet along the East right-of-way line and extension thereof of DiSalle Boulevard as recorded in Document No. 87-058512, in the Office of the Recorder, to the beginning of a 70 foot radius cul-de-sac; thence on a curve to the left having a radius of 70.00 feet, an arc length of 6.78 feet and a chord bearing North 62 degrees 53 minutes 10 seconds East and a chord distance of 6.77 feet to the point of beginning; thence continuing on said curve to the left, having a chord bearing of North 03 degrees 56 minutes 40 seconds East, a chord distance of 116.29 feet and an arc distance of 137.24 feet; thence North 16 degrees 13 minutes 35 seconds East, a distance of 400.54 feet to a point on the North line of said 23.81 acre tract; thence South 88 degrees 41 minutes 15 seconds East, along the North line of said 23.81 acre tract, a distance of 212.01 feet; thence South 00 degrees 03 minutes 30 seconds East, a distance of 509.06 feet; thence North 89 degrees 02 minutes 08 seconds West, a distance of 334.68 feet to the point of beginning, containing 3.257 acres, subject to a 10 foot easement along the Northwest property line, a 20 foot easement along the East and West property lines, a 60 foot easement along the North property line, and a 35 foot minimum building setback line off of the West property line.

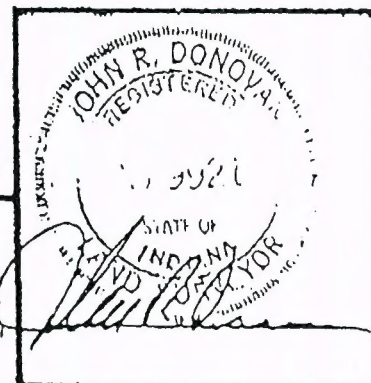
NOTE: According to the Flood Insurance Rate Map (FIRM) number 18003C0145E, dated Feb. 16, 1995, the herein described real estate is located in zone "X" and is not within the 100 year flood hazard area. The accuracy of this flood hazard statement is subject to map scale uncertainty.



RE-CERTIFIED S-24-87

JOB FOR: NORTHILL CORP.-BRAND-PASSWATER

1"=100'
10-18-91
REV. 10-24-91
REV. 10-28-91
REV. S-24-87



S. R. ON FILE
SHT. #1 OF 2

Read the first time in full and on motion by Belmont,
and duly adopted, read the second time by title and referred to the Committee on
Finance, (and the City Plan Commission for recommendation)
and Public Hearing to be held after due legal notice, at the Common Council Conference
Room 128, City-County Building, Fort Wayne, Indiana, on Tuesday,
the 9th day of December, 1997, at 5:30
o'clock P. M., E.S.T.

DATED: 11-25-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Belmont,
and duly adopted, placed on its passage. PASSED
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 12-9-97

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana,
as (ANNEXATION) _____ (APPROPRIATION) _____ (GENERAL) _____ (SPECIAL) _____
(ZONING) _____ ORDINANCE _____ RESOLUTION NO. R-84-97
on the 9th day of December, 1997

ATTEST: Sandra E. Kennedy SEAL Thomas C. Henry
SANDRA E. KENNEDY, CITY CLERK PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the
10th day of December, 1997,
at the hour of 1:30 o'clock P. M., E.S.T.
Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 14th day
of December, 1997, at the hour of 1:00
o'clock P. M., E.S.T.

Paul Helmke
PAUL HELMKE, MAYOR

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE: Confirming Resolution

DEPARTMENT REQUESTING ORDINANCE: Department of Economic Development

SYNOPSIS OF ORDINANCE: This is to confirm the designation of an Economic Revitalization Area for SensorTec, Inc. for both real and personal property improvements in the amount of \$747,000. In order to expand, SensorTec, Inc. will construct a new manufacturing, testing, and design facility and purchase new equipment.

EFFECT OF PASSAGE: Creation of 14 full-time and three part-time jobs and tax revenue from construction of a new manufacturing facility.

EFFECT OF NON-PASSAGE: Potential loss of 14 full-time and three part-time jobs and tax revenue from construction of a new manufacturing facility.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS): No expenditures of public funds required.

ASSIGNED TO COMMITTEE (PRESIDENT): Don Schmidt

BILL NO. R-97-11-07

REPORT OF THE COMMITTEE ON FINANCE

DONALD J. SCHMIDT - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) (RESOLUTION) confirming the designating
"Economic Revitalization Area" under I.C. 6-1-1.12.1 for property
commonly known as 7620 DiSalle Boulevard, Fort Wayne, IN
(SensorTec, Inc.)

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

[Signature]

DATED: 12-9-97.

Sandra E. Kennedy
City Clerk



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ROOM 122 • FORT WAYNE, INDIANA 46802 • 219-427-1221 • FAX 219-427-1371

SANDRA E. KENNEDY, CITY CLERK

November 26, 1997

Ms. Connie Lambert
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Lambert:

Please give the attached full coverage on the date of November 29, 1997, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, Indiana

Bills No. R-97-11-06 & R-97-11-07
Bills No. R-97-11-08 & R-97-11-09
Economic Revitalization Areas

Please send us 3 copies of the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely yours,

Sandra E. Kennedy
City Clerk

SEK/ne
ENCL: 2

NOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-97-11-06 AND R-97-11-07)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA, APPROVED A RESOLUTION ON 11-25-97,
DESIGNATING PROPERTY AT 7620 DiSalle Boulevard, Fort Wayne, Indiana
(SensorTec, Inc.)

AN ECONOMIC REVITALIZATION AREA. A DESCRIPTION OF THE AFFECTED
AREA CAN BE INSPECTED IN THE COUNTY ASSESSOR'S OFFICE.

COMMON COUNCIL WILL CONDUCT A PUBLIC HEARING ON WHETHER
THE ABOVE DESCRIBED RESOLUTION SHOULD BE CONFIRMED, MODIFIED AND
CONFIRMED OR RESCINDED ON Tuesday, December 9, 1997, at 5:30 o'clock P.M.,

DATE, TIME & PLACE
in the Common Council Conference Room 128, 1st Floor, One Main Street,
City-County Building, Fort Wayne, IN

IF CONFIRMED, SAID DESIGNATING SHALL CONTINUE FOR ONE (1)
YEAR AFTER CONFIRMATION.

ALL INTEREST PERSONS ARE INVITED TO ATTEND AND BE HEARD
AT THE PUBLIC HEARING.

"REASONABLE ACCOMMODATIONS" FOR PERSONS WITH A KNOWN
DISABLING CONDITION WILL BE CONSIDERED IN ACCORDANCE WITH STATE AND
FEDERAL LAW. ANY PERSON NEEDING A "REASONABLE ACCOMMODATION"
SHOULD NOTIFY PUBLIC INFORMATION OFFICE (219)427-1120, TTY
(219)427-1200, AT LEAST SEVENTY-TWO (72) HOURS PRIOR TO THE
MEETING.

SANDRA E. KENNEDY
CITY CLERK

FW COMMON COUNCIL

(Governmental Unit)

To:

The News-Sentinel

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN County, Indiana**PUBLISHER'S CLAIM****LINE COUNT**

Display Matter (Must not exceed two actual lines, neither of which shall total more than four solid lines of type in which the body of the advertisement is set)
-- number of equivalent lines

Head -- number of lines

Body -- number of lines

Tail -- number of lines

Total number of lines in notice

COMPUTATION OF CHARGES

42 lines, 1 columns wide equals 42 equivalent lines
at .364 cents per line

\$ 15.29

Additional charge for notices containing rule or tabular work
(50 percent of above amount)

Charge for extra proofs of publication (\$1.00 for each proof in excess of two)

1.00**TOTAL AMOUNT OF CLAIM**\$ 16.29**DATA FOR COMPUTING COST**Width of single column 12.5 emsNumber of insertions 1Size of type 6 point

Pursuant to the provisions and penalties of Chapter 155, Acts 1953,

I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

Date: DEC 1, 19 97

Title:

Julie L Smith
Clerk**NOTICE OF PUBLIC HEARING**
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-97-11-06 AND R-97-11-07)

NOTICE IS HEREBY GIVEN THAT THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA APPROVED A RESOLUTION ON 11-25-97, DESIGNATING PROPERTY AT 7620 DiSalle Boulevard, Fort Wayne, Indiana (SensorTec, Inc.)

An Economic Revitalization Area. A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 9, 1997, at 5:30 o'clock P.M. at the Common Council Conference Room 128, City-County Building, One Main Street, 1st Floor, Fort Wayne, Indiana

If confirmed, said designating shall continue for one (1) year after confirmation.

All interest persons are invited to attend and be heard at the public hearing.

"Reasonable Accommodations" for persons with a known disabling condition will be considered in accordance with state and federal law. Any person needing a "Reasonable Accommodation" should notify Public information office (219) 427-1120, TTY (219) 427-1200, At least seventy-two (72) hours prior to the meeting.

Sandra E. Kennedy
City Clerk
#653031

11-29

PUBLISHER'S AFFIDAVIT

te of Indiana)

) ss:

en County)

ersonally appeared before me, a notary public in and for said county and state, the

ersigned JULIE L SMITH

who, being duly sworn, says that he/

is Clerk of the The News-Sentinel newspaper of generalulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter

ached hereto is a true copy, which was duly published in said paper for

1 time 12-1-97, the dates of publication being as follows:12-1-97scribed and sworn to before me this 1st day of DEC, 19 97.Mary L Schneider
Notary Public

MARY L SCHNEIDER

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 2001

FW COMMON COUNCIL

(Governmental Unit)

To:

The Journal-Gazette

Dr.

P.O. Box 100

Fort Wayne, IN

ALLEN

County, Indiana

PUBLISHER'S CLAIM

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Date: DEC 1, 19 97Title: ClerkNOTICE OF PUBLIC HEARING
FORT WAYNE
COMMON COUNCIL

(RESOLUTIONS NO. R-97-11-06 AND R-97-11-07)

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Sandra E. Kennedy
City Clerk
#653031

11--29

PUBLISHER'S AFFIDAVIT

State of Indiana)

) ss:

Allen County)

Personally appeared before me, a notary public in and for said county and state, the undersigned JULIE L SMITH who, being duly sworn, says that he/she is Clerk of the The Journal-Gazette newspaper of general circulation printed and published in the English language in the (city) (town) of Fort Wayne, IN in state and county aforesaid, and that the printed matter attached hereto is a true copy, which was duly published in said paper for 1 time, the dates of publication being as follows:

12-1-97

Subscribed and sworn to before me this 1st day of DEC, 19 97.

Mary L Schneider
Notary Public

MARY L SCHNEIDER

NOTARY PUBLIC STATE OF INDIANA

ALLEN COUNTY

My commission expires:

MY COMMISSION EXP JUNE 14, 2001